BUREAU OF
Statistics

Yukon Real Estate Survey
First Quarter 2005

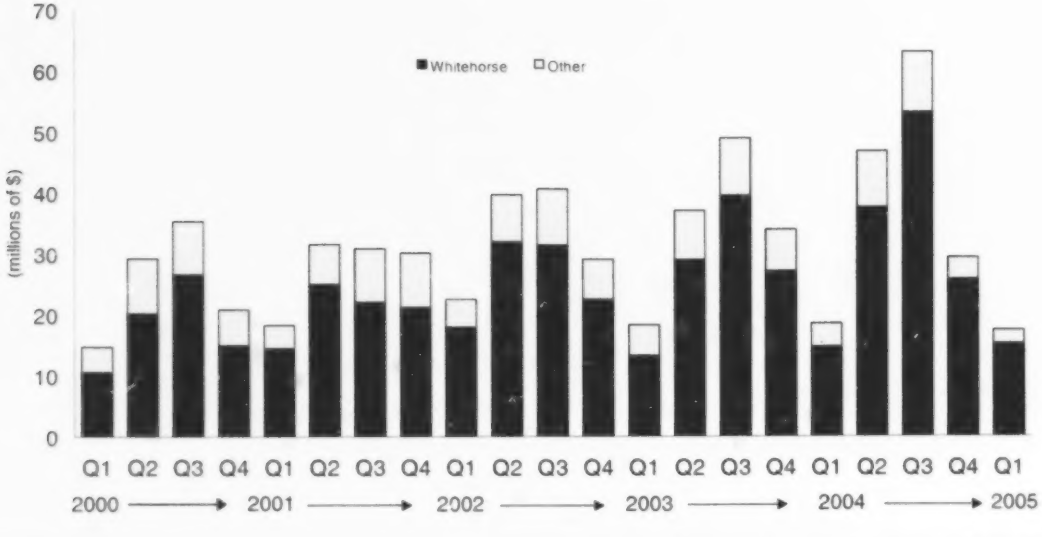
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2005	Q1	17,365.7	15,113.4	2,252.3
2004	Q4	29,273.7	25,671.3	3,602.4
	Q3	63,020.6	53,105.8	9,914.8
	Q2	46,700.9	37,532.5	9,168.5
	Q1	18,481.5	14,647.3	3,834.3

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the first quarter of 2005 decreased by 6.0% compared with the first quarter of 2004. The total value of real estate transactions in the first quarter of this year, was $17,365,700, while the value of real estate transactions in the first quarter of 2004 was $18,481,500. On an annual basis, the value of real estate transactions in 2004 totalled $157,476,800, the highest on record. This is an increase of $19,497,600 or 14.1% over the 2003 figure of $137,979,200.

In Whitehorse, the value of transactions increased 3.2%, comparing the first quarter of 2005 with the first quarter of 2004. In the rest of the Yukon the value of transactions decreased by 41.3%.



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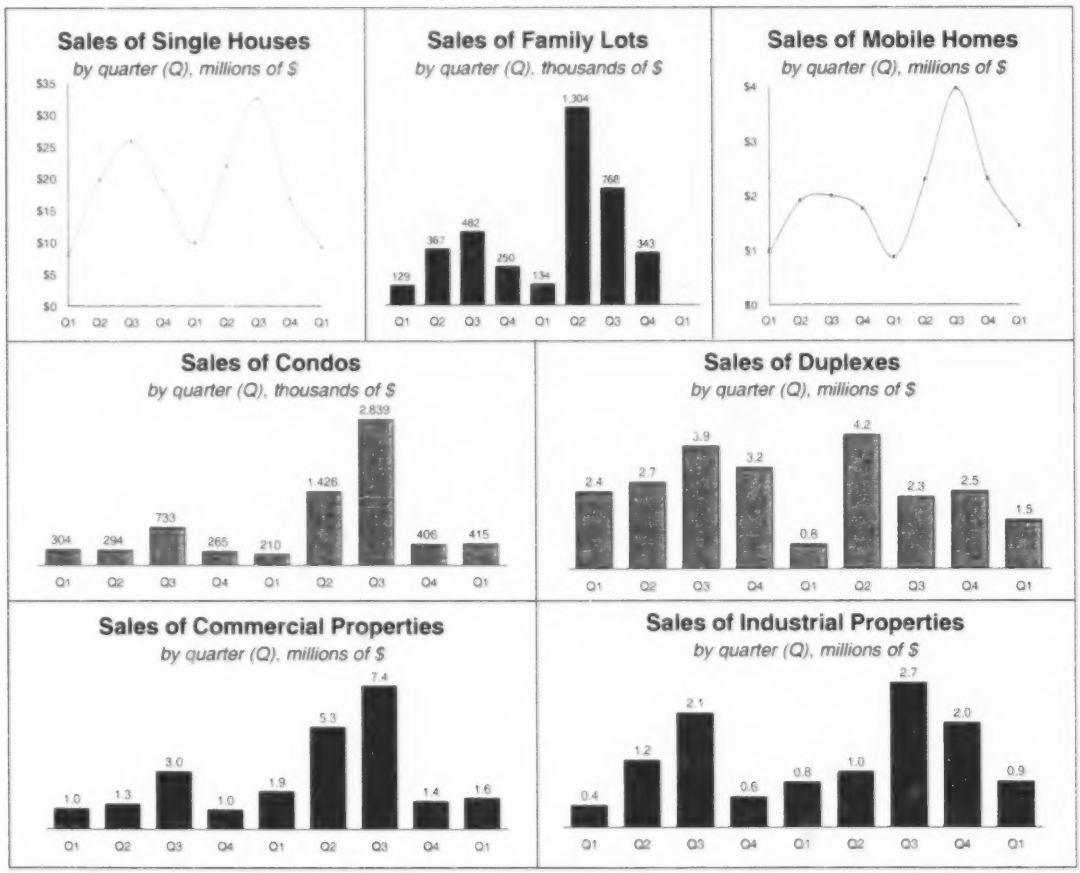
2 – Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $466,100 or 3.2%, from the first quarter of 2004 ($14,647,300) to the first quarter of 2005 ($15,113,400).

		Total *	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2005	Q1	15,113.4	9,218.9	..	1,437.5	414.5	1,541.6	..	1,585.0	850.0
2004	Q4	25,671.3	16,790.0	342.8	2,299.0	406.2	2,460.8	..	1,420.0	1,952.5
	Q3	53,105.8	32,500.6	767.5	3,957.7	2,838.8	2,285.2	606.0	7,440.7	2,709.1
	Q2	37,532.5	21,935.8	1,304.0	2,291.7	1,425.5	4,238.6	..	5,302.7	1,034.4
	Q1	14,647.3	9,876.7	134.4	867.3	209.5	776.2	..	1,945.7	837.5
Number of Real Estate Transactions										
2005	Q1	81	47	..	12	4	11	..	3	3
2004	Q4	146	89	6	20	3	19	..	2	7
	Q3	283	173	15	35	21	17	4	13	5
	Q2	227	121	24	20	13	33	..	11	5
	Q1	86	56	3	8	2	6	..	6	5

* Notes: "Total" may include other transactions; ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q1 2003 to Q1 2005, *by type of transaction*



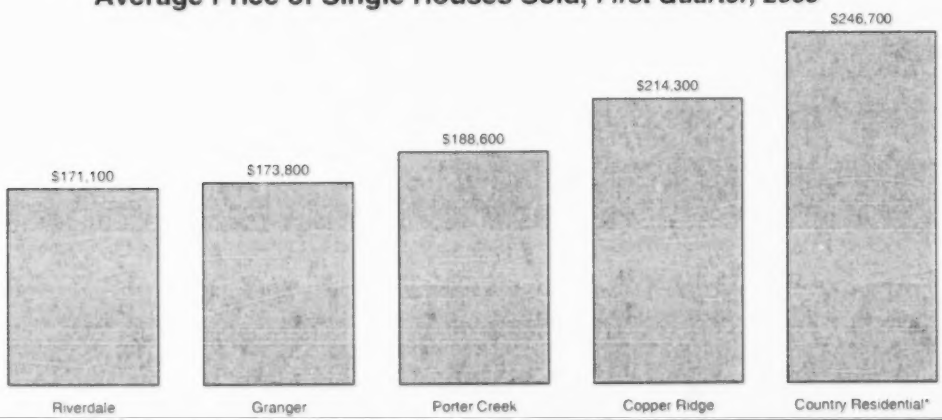
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						($000)					
2005	Q1	9,218.9	480.8	1,711.0	943.2	521.5	..	1,973.5	3,215.0	-	..
2004	Q4	16,790.0	904.0	2,363.5	2,938.4	1,088.0	1,016.7	2,367.4	4,865.5	..	1,084.0
	Q3	32,500.6	314.5	5,122.7	5,148.1	3,826.8	2,525.5	3,468.7	8,595.2	440.0	3,059.2
	Q2	21,935.8	370.6	5,442.9	3,977.4	908.0	556.0	2,145.5	8,223.4	..	..
	Q1	9,876.7	521.0	1,451.1	2,734.6	584.0	..	759.0	3,055.5	..	425.0
Number of Single House Sales											
2005	Q1	47	4	10	5	3	..	8	15	-	..
2004	Q4	89	6	13	16	5	5	11	25	..	7
	Q3	173	3	30	28	18	12	18	43	2	19
	Q2	121	3	33	22	5	3	10	43	..	..
	Q1	56	3	9	16	3	.	4	16	..	3
Average Price of Single Houses Sold						($000)					
2005	Q1	196.1	120.2	171.1	188.6	173.8	..	246.7	214.3	-	..
2004	Q4	188.7	150.7	181.8	183.7	217.6	203.3	215.2	194.6	..	154.9
	Q3	187.9	104.8	170.8	183.9	212.6	210.5	192.7	199.9	220.0	161.0
	Q2	181.3	123.5	164.9	180.8	181.6	185.3	214.6	191.2	..	..
	Q1	176.4	173.7	161.2	170.3	194.7	.	189.8	191.0	..	141.7

Notes: * Country residential includes Wolf Creek, Pine Ridge, Mary Lake, MacPherson, Hidden Valley etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable, "-" = zero sales recorded. Rows may not total due to rounding.

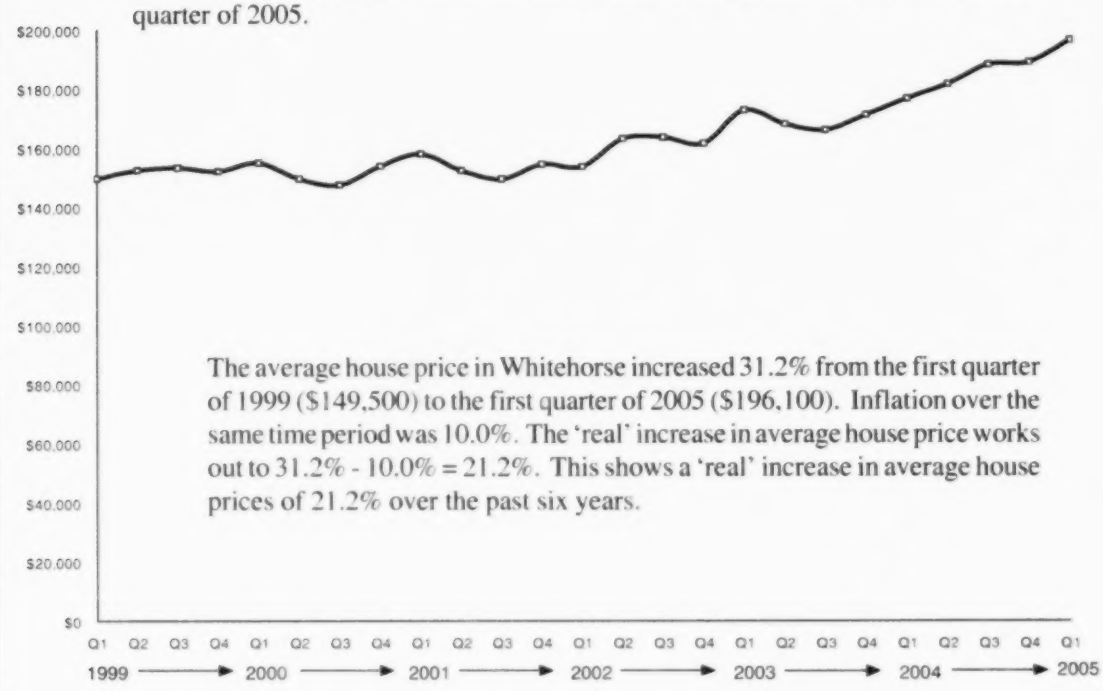
- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $19,700, or 11.2%, from the first quarter of 2004 ($176,400) to the first quarter of 2005 ($196,100).
- A comparison of prices in the first quarter of 2004 with prices in the first quarter of 2005 shows that:
  - The average price of a house sold in Riverdale increased from $161,200 to $171,100, or 6.1%;
  - The average price of a house sold in Porter Creek increased from $170,900 to $188,600, or 10.4%;
  - The average price of a house sold in the country residential areas* increased from $189,800 to $246,700, or 30.0%;
  - The average price of a house sold in Copper Ridge increased from $191,000 to $214,300, or 12.2%.

Average Price of Single Houses Sold, *First Quarter, 2005*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 1999 to the first quarter of 2005.



The average house price in Whitehorse increased 31.2% from the first quarter of 1999 ($149,500) to the first quarter of 2005 ($196,100). Inflation over the same time period was 10.0%. The 'real' increase in average house price works out to 31.2% - 10.0% = 21.2%. This shows a 'real' increase in average house prices of 21.2% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those which do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: 1) Value of real estate transactions; 2) Type of real estate transactions in Whitehorse; 3) Value, number and average price of house sales in Whitehorse; and, 4) Average house prices in Whitehorse over the past few years.

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